
COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
REFERRAL MEMORANDUM

DATE: November 19, 2009
TO: **MSC#62** Mike Elabarger, Department of Planning
FROM: **MSC#60A** Will Himel, Planner *Will Himel*
THROUGH: **MSC#60A** Mike Seigfried, Assistant Director for Land Subdivision *MS*
SUBJECT: **ZCPA-2009-0007 & ZMOD-2009-0004 Belmont Glen Village
SECOND REVIEW**

Thank you for the opportunity to review the plat [dated June 6, 2009 and last revised on November 6, 2009], Statement of Justification, Zoning Ordinance Modifications, and Proffer Statement related to the Belmont Glen Village zoning concept plan amendment and zoning modification applications.

These applications are related to ZMAP-2002-0009 and seek to modify the zoning of the property from PD-H3 administered as R-8 traditional design to PD-H3 administered as R-8 standard design.

Previous comments were satisfactorily addressed.

While no proffers were submitted for review on the first submission, a revised proffer statement was provided with this submission. Upon review of the revised proffer statement, Staff offers the following comments:

1. In Proffer Statement I(1), as Sheet 7 depicts zoning ordinance modifications and diagrams associated with the proposed development, it is recommended that Sheet 7 also be proffered. As it relates to Sheet 7, Staff notes the building height note is inconsistent with Proffer X. This note should be revised to be consistent with Proffer X.
2. Throughout the Proffer Statement, Belmont Glen is referenced as 'Drive'. However, according to County records this should be Belmont Glen 'Place'. Please replace 'Drive' with 'Place' throughout the Proffer Statement.
3. In Proffer Statement I(2), referencing public road access, please revise the word Adjacent with Adj. to match the actual language used on Sheet 4 of the Concept Development Plan.
4. Regarding Proffer V(9), referencing sidewalks, on Sheet 3 please add a label and leader arrow to indicate the sidewalks or add an appropriate notation to the legend depicting these, or change the referenced sheet from Sheet 3 to Sheet 4 in the Proffer Statement.

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5. Regarding Proffer Statement VI(12), referencing dedication of open space/park land, how wide will the public access easement be between Lots 184 & 185? What materials will be used in its construction? As this is a proposed public access easement it should be depicted on the Concept Development Plan and its width and construction materials described.
6. Regarding Proffer Statement VI(16), referencing trails, will the 5' wide trail between Lots 121/122 & 162/163 be located within an easement, on open space, or on these individual lots? Staff recommends the trail be located off of the individual lots and on an open space parcel.
7. Regarding Proffer Statement VI(17), referencing the archaeological site, this site could not be discerned on the concept development plan. Staff recommends depicting the site on the Concept Development Plan and adding to the Proffer Statement this sheet number.
8. In Proffer Statement VI(19), referencing tree conservation, it is recommended that language be added to state that the approved Tree Conservation Plan be posted or otherwise made available on site as reference for construction personnel.
9. Regarding Proffer Statement VIII(22), referencing storm drainage, VDOT recently revised its regulations concerning storm water discharge. Please ensure any proffers conform with these new regulations.
10. In Proffer Statement VIII(26), please capitalize the word "proffer" on line 12.
11. Regarding parking, how many parking spaces per unit are being proposed? How and where will these spaces be provided? The proffers and concept development plan do not appear to address this.